

# Mono County Community Development Department

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## Planning Division

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## LANDSCAPE AND REVEGETATION PLANS

The Mono County Zoning and Development Code (MCZDC) requires the preparation of Landscape and Revegetation Plans (LRPs) for development projects in commercial districts. LRPs may also be required in visually sensitive areas such as along scenic highways or for development within certain Area Plan communities. The purpose of Landscape and Revegetation Plans is threefold: to mitigate visual impacts caused by projects; to restore disturbed areas to their natural state; and to control erosion and sedimentation.

Landscape and Revegetation Plans should be designed to:

1. Minimize site disturbance.
2. Maximize the use of native species and/or climate adapted species.
3. Maximize water conservation.
4. Maximize screening of visually offensive uses (utilities, equipment, etc.).
5. Use natural materials for fencing.
6. Achieve visual harmony with the surrounding environment.

### REQUIRED ELEMENTS OF A LANDSCAPE/REVEGETATION PLAN

The following items are required for all Landscape and Revegetation Plans at the time a project is **initially submitted** to the Planning Department:

1. Landscape Site Plan (Drawing). The site plan should illustrate the location of existing and proposed vegetation and landscape features and should be accompanied by a list of the plant species to be used. This list should include the size and quantity of each plant species to be used. The approximate height of trees and shrubs should be indicated. If an area is to be seeded or revegetated with seedlings, this should be indicated on the site plan along with the percent coverage for each plant species to be used (e.g. 1 acre is to be seeded, coverage to be 50 percent bitterbrush, 25 percent sage, and 25 percent grass).

Site specific and regional characteristics such as soil conditions, precipitation, shading, and temperature should be considered in the formulation of landscape and revegetation plans. The use of native species or climate adapted drought tolerant species should be maximized.

2. Landscape Maintenance and Irrigation Plan (Drawing). All landscape and revegetation plans should include a maintenance program and should address irrigation. If an irrigation system will not be required, the plan should provide an explanation of why one will not be required. If an irrigation system will be required to maintain the plantings, the plan should provide a drawing of the proposed irrigation system. This drawing should be accompanied by a list of the

materials to be used for the irrigation system. Irrigation systems should be designed to minimize water consumption; drip irrigation systems should be used where feasible.

3. Planting schedule. This schedule should include information on when the original plantings will be made, as well as information about when plantings will be made to replace dead or damaged plants.

Revegetation should be initiated as soon as possible following completion of construction; the specific planting time should be chosen to maximize plant survival.

4. Planting methods. This section should include information on erosion control methods to be used during the planting process. It should also include information on how topsoil and subsoil will be handled during the planting process in order to preserve seeds in topsoil (especially important in areas to be seeded). It should also discuss the use of fertilizer or soil amendments in areas to be revegetated.
5. Materials, color, and height for fencing (if applicable). The landscape plan should include details of any proposed fencing or non-vegetative screening, i.e. materials, color, and height. A detail drawing of the proposed fencing should be included on the landscape plan.

Materials for fencing should be chosen to harmonize with the surrounding environment; natural materials should be used when feasible. The choice of materials and design should depend on the specific project and the site specific environment.

Following initial staff review, elevations of the proposed landscaping may be required. These drawings should be drawn to scale, and should show the proposed structures and landscaping.

## **PLAN SPECIFICATIONS**

All plans should include the following in addition to the requirements specified above:

- Name/address/phone number of owner, applicant, plan preparer
- North arrow, scale (1'=20' etc.), contour lines
- Location and name of boundary streets and of surface waters on property
- Property lines/project boundary lines
- Location of **proposed structures, driveways, parking areas**
- Location of **existing structures, driveways, parking areas, and vegetation**
- Any unusual site features (e.g. hilly terrain, drainages) on property

## **LANDSCAPE AND REVEGETATION PLAN CHECKLIST**

The following items are required for Landscape and Revegetation Plans at the time a project is initially submitted to the Planning Department. Please check those items included, sign and date this checklist, and submit it with your Landscape and Revegetation Plan. Failure to include the required items may delay the processing of your application.

- \_\_\_ 1. **Landscape Site Plan (Drawing)**. The site plan should include the following information:
  - \_\_\_ List of plant species to be used.
  - \_\_\_ Quantity of each plant species to be used.
  - \_\_\_ Size of plants to be used--the approximate height of trees and shrubs should be indicated.
  - \_\_\_ For areas to be seeded or revegetated with seedlings, estimate the percent coverage for each plant species to be used (e.g. 1 acre to be seeded, coverage to be 50 % bitterbrush, 25 % sage, 25 % grass).
  - \_\_\_ Name/address/phone number of owner, applicant, plan preparer.
  - \_\_\_ North arrow, scale (1'=20' etc.), contour lines.
  - \_\_\_ Location and name of boundary streets and surface waters on property.
  - \_\_\_ Property lines/project boundary lines.
  - \_\_\_ Location of **proposed structures, driveways, parking areas, vegetation, landscape features**.
  - \_\_\_ Location of **existing structures, driveways, parking areas, vegetation, landscape features**.
  - \_\_\_ Any unusual site features (e.g. hilly terrain, drainages) on property.
- \_\_\_ 2. **Landscape Maintenance and Irrigation Plan (Drawing)**. All landscape and revegetation plans shall include a maintenance program and should address irrigation. If an irrigation system will not be required, the plan should provide an explanation of why one will not be required. If an irrigation system will be required to maintain the plantings, the plan should provide a drawing of the proposed irrigation system. This drawing should be accompanied by a list of the materials to be used for the irrigation system.
- \_\_\_ 3. **Planting schedule**. This schedule should include information on when the original plantings will be made, and when plantings will be made to replace dead or damaged plants.
- \_\_\_ 4. **Planting methods**. This should include information on the treatment of topsoil and subsoil during planting, and the use of fertilizers and soil amendments.
- \_\_\_ 5. **Materials, color, and height for fencing** (if applicable).

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date